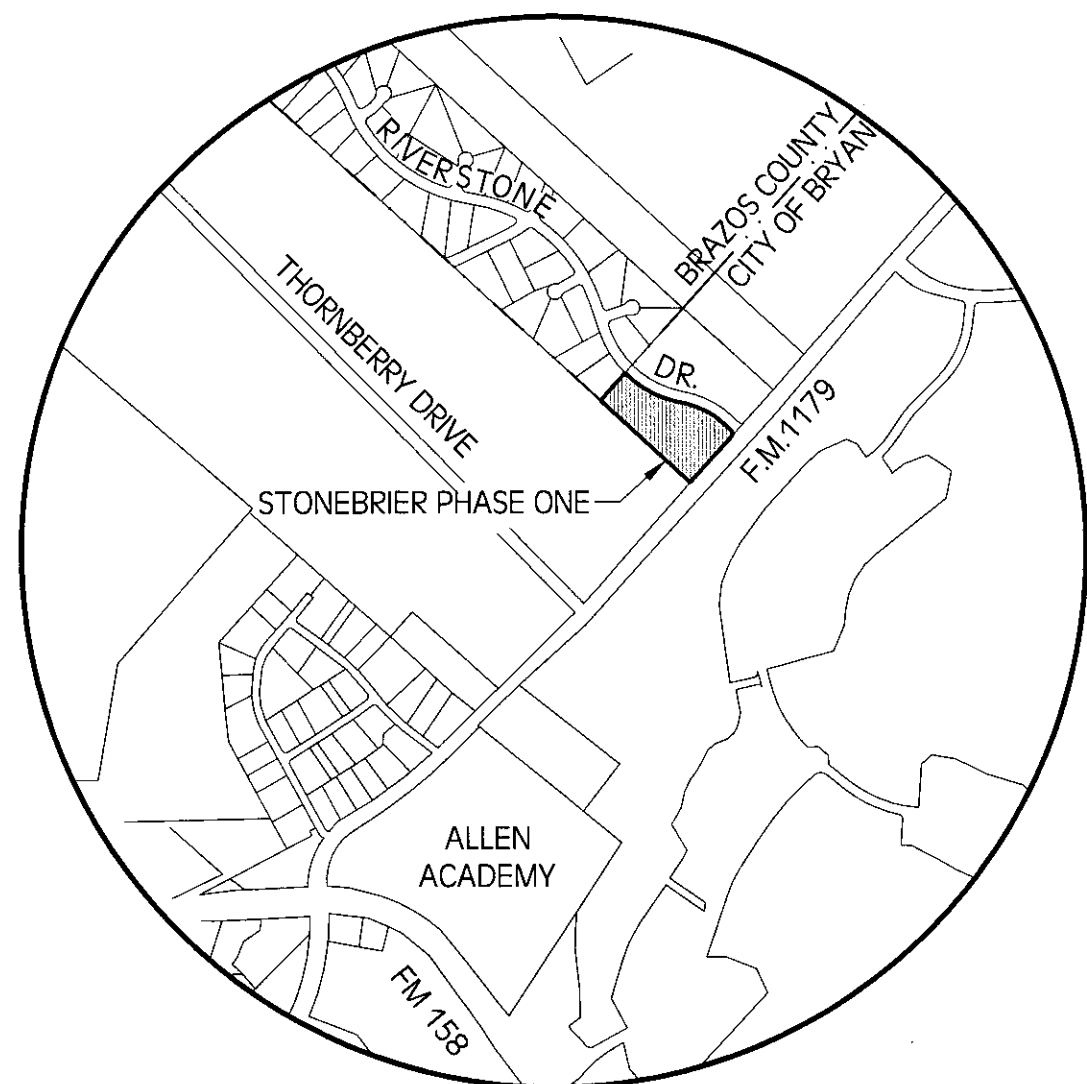


0 SCALE: 1"=60' 100

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	678.00'	32°23'27"	383.29	196.92'	S61°33'11"E	378.21'
C2	522.06'	29°50'25"	271.90	139.11'	N62°51'26"W	268.83'
C3	25.00'	89°50'18"	39.20	24.93'	N02°59'33"W	35.31'
C7	25.00'	103°41'33"	45.24	31.82'	N16°25'45"W	39.32'
C8	725.00'	4°27'42"	56.46	28.24'	N37°38'52"E	56.44'
C9	25.00'	39°04'13"	17.05	8.97'	N59°24'50"E	16.72'
C10	50.00'	164°06'16"	143.21	358.14'	S03°06'12"E	99.04'
C11	25.00'	37°15'01"	16.25	8.43'	N66°31'50"W	15.97'
C12	25.00'	37°15'01"	16.25	8.43'	N29°16'49"W	15.97'
C13	50.00'	164°30'01"	143.55	367.40'	N87°05'41"E	99.09'
C14	25.00'	37°15'01"	16.25	8.43'	S23°28'10"W	15.97'
C15	50.00'	250°31'44"	218.65	70.71'	N83°10'11"W	81.65'
C16	25.00'	70°31'44"	30.77	17.68'	N06°49'49"E	28.87'
C17	25.00'	90°00'00"	39.27	25.00'	N87°05'41"E	35.36'
C18	25.00'	88°23'48"	38.57	24.31'	S03°42'25"E	34.86'
C19	775.00'	7°22'49"	99.83	49.98'	N36°48'04"E	99.76'
C20	25.00'	70°05'39"	30.58	17.54'	S68°09'29"W	28.71'

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.32	S02°59'42"E
L2	16.00	N31°27'00"E



KEY MAP



CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS COUNTY OF BRAZOS

I, BRAD KERR, REGISTERED PUBLIC SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

BRAD KERR, R.P.L.S.

APPROVAL OF CITY PLANNER

I, MARTIN ZIMMERMANN, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2014.

MARTIN ZIMMERMANN, CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2014.

PAUL KASPAR, CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, DEAN SCHIEFFER, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 6354, PAGE 235, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

OWNER: _____

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN SCHIEFFER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS: _____

(NOTARY SEAL)

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, _____, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2014 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2014 BY SAID COMMISSION.

PLANNING & ZONING COMMISSION BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK
STATE OF TEXAS COUNTY OF BRAZOS

I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2014, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

COUNTY CLERK BRAZOS COUNTY, TEXAS _____

GENERAL NOTES:

- 1.) DRAINAGE EASEMENTS & COMMON AREA'S SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 2.) THE PERMANENT MOUNTED MAILBOX'S FOR LOTS 25 & 19 SHALL BE LOCATED 5-FEET MINIMUM FROM EDGE OF ROADWAY DRIVING SURFACE.
- 3.) MINIMUM LOT SIZE IS 5924 SQUARE FEET.
- 4.) MINIMUM HOUSE SIZE IS 2200 HEATED SQUARE FEET.
- 5.) THE HOMES WILL BE CONSTRUCTED WITH BE A COMBINATION OF ROCK, BRICK & STUCCO & HAVE TWO CAR ATTACHED GARAGES.
- 6.) ADDITIONAL GUEST PARKING IS PROVIDED.
- 7.) NO MORE THAN 2 UN-RELATED RESIDENTS WILL BE ALLOWED.
- 8.) ZERO LOT LINE HOMES SHALL HAVE A MINIMUM 10-FOOT SEPARATION FROM STRUCTURES ON ADJACENT LOTS, UNLESS OTHERWISE SHOWN ON THE PLAN.
- 9.) ONLY LOT 19 IN PHASE 3 AND LOT 25 IN PHASE 4 SHALL HAVE DRIVEWAY ACCESS TO RIVERSTONE DRIVE.
- 10.) NO DEVELOPMENT SHALL BE AUTHORIZED WITHIN THE BUFFER AREA EXCEPT PERMITTED LANDSCAPING, SCREENING, AND DRAINAGE FACILITIES.
- 11.) PROPOSED LAND USE IS LOW DENSITY RESIDENTIAL @ 3.5 LOTS PER ACRE
- 12.) THE TWO TRACTS AREA ZONED PDH.
- 13.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE DEVELOPMENT.

FINAL PLAT
STONEBRIER SUBDIVISION
PHASE ONE LOTS 1-19
5.92 ACRES
JOHN AUSTIN LEAGUE A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60' OCTOBER 15, 2014

SURVEYOR
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
979-268-3195

PREPARED BY:
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7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS 77840
979-693-1100 mhester@hester-engr.com

OWNER & DEVELOPER
DEAN SCHIEFFER, MANAGING PARTNER
1179 JOINT VENTURE 1, LP
2103 TABOR ROAD
BRYAN, TEXAS 77803
979-268-8403